

FOUNDRY
COMMERCIAL

SCANNELL
PROPERTIES



REGIONAL

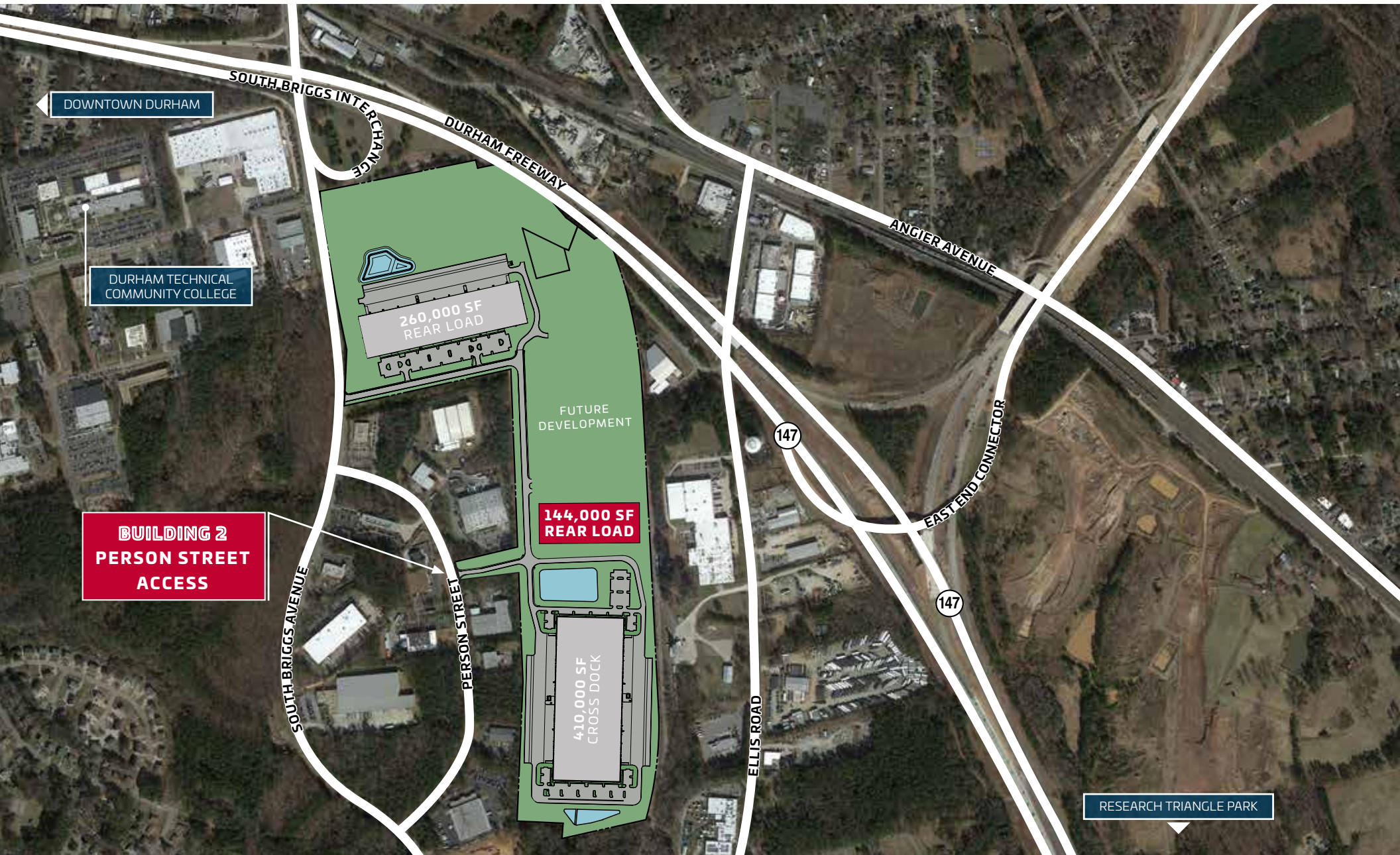
COMMERCE CENTER

BUILDING 2 ±144,000 SF REAR LOAD

1247 PERSON STREET DURHAM, NORTH CAROLINA

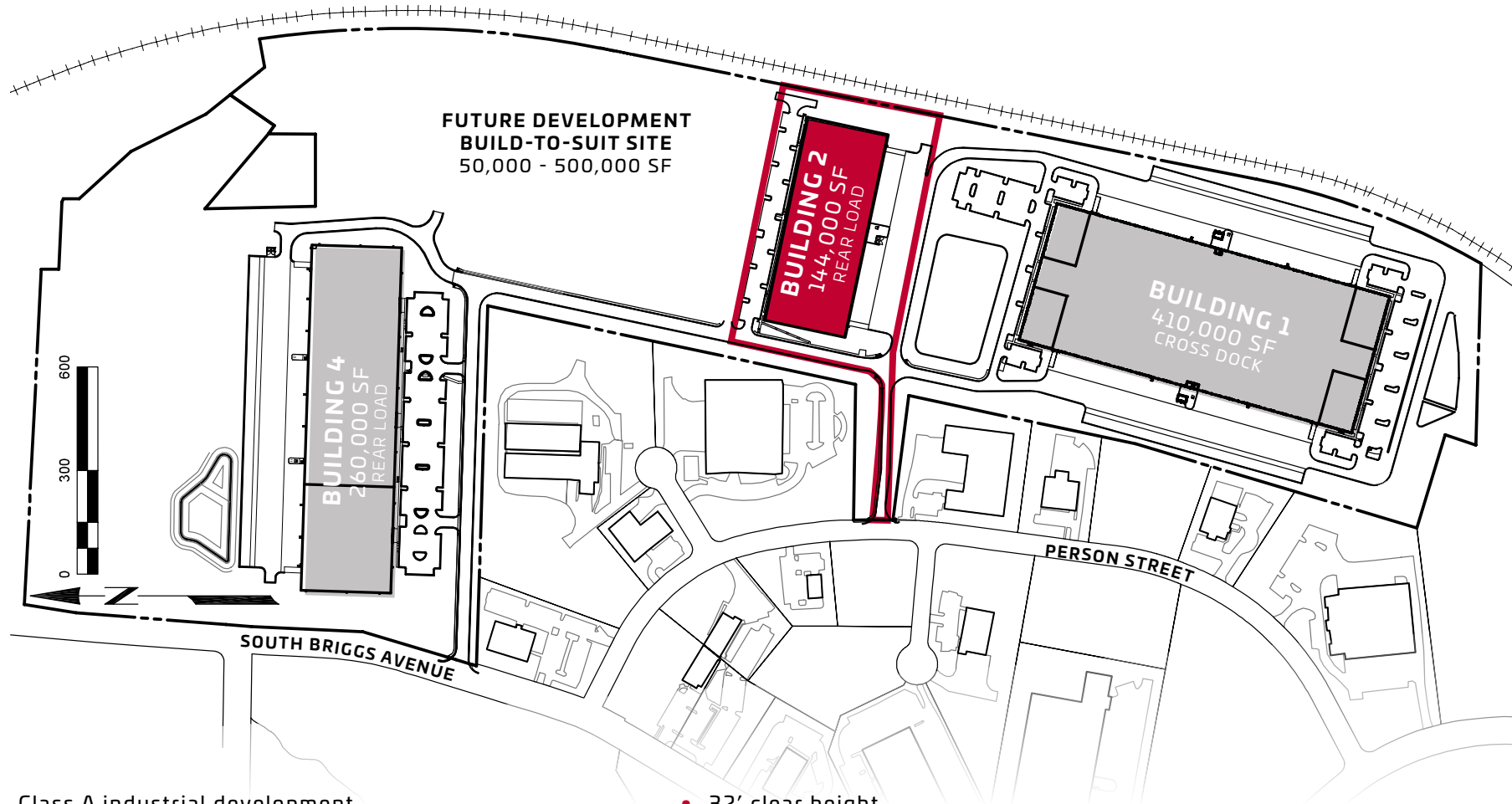


INDUSTRIAL SPACE FOR LEASE



INDUSTRIAL SPACE FOR LEASE

SITE PLAN



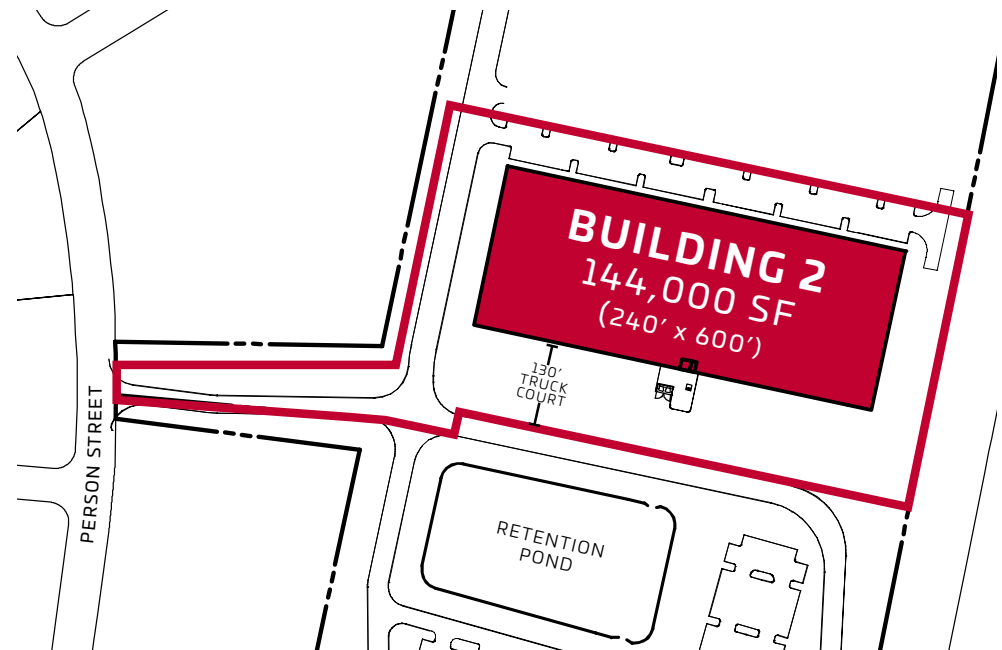
- Class A industrial development
- Over 1.2 million square foot planned development
- 50,000 - 410,000 square foot buildings
- 32' clear height
- Lease or purchase opportunities
- Ability to modify plans to meet specific user needs

INDUSTRIAL SPACE **FOR LEASE**

BUILDING 2 ±260,000 SF REAR LOAD

SHELL BUILDING FEATURES

ADDRESS	1247 Person Street Durham, NC 27703
SITE	8.6 acres
CLEAR HEIGHT	32'
BUILDING DIMENSIONS	240' x 600'
DOCK DOORS	17 (9' x 10') manual overhead doors Knockouts available for 16 additional doors
DRIVE-IN DOORS	2 (12' x 14') with motorized roll-up doors
PARKING	Autos: 117 spaces
COLUMN SPACING	50' x 60'
CONSTRUCTION	Exterior walls: load bearing concrete panels Slab: 7" concrete, unreinforced, 4000 psi on 4" aggregate base Roof: Mechanically attached .45 mil TPO insulation
ELECTRICAL SERVICE	One (1) 480v/277, 1600 Amp service
TRUCK COURT	130' (60' concrete apron, 70' heavy duty asphalt)
SPRINKLER SYSTEM	ESFR for protection of Class I-IV commodities
LIGHTING	LED high bay fixtures, 1 per bay



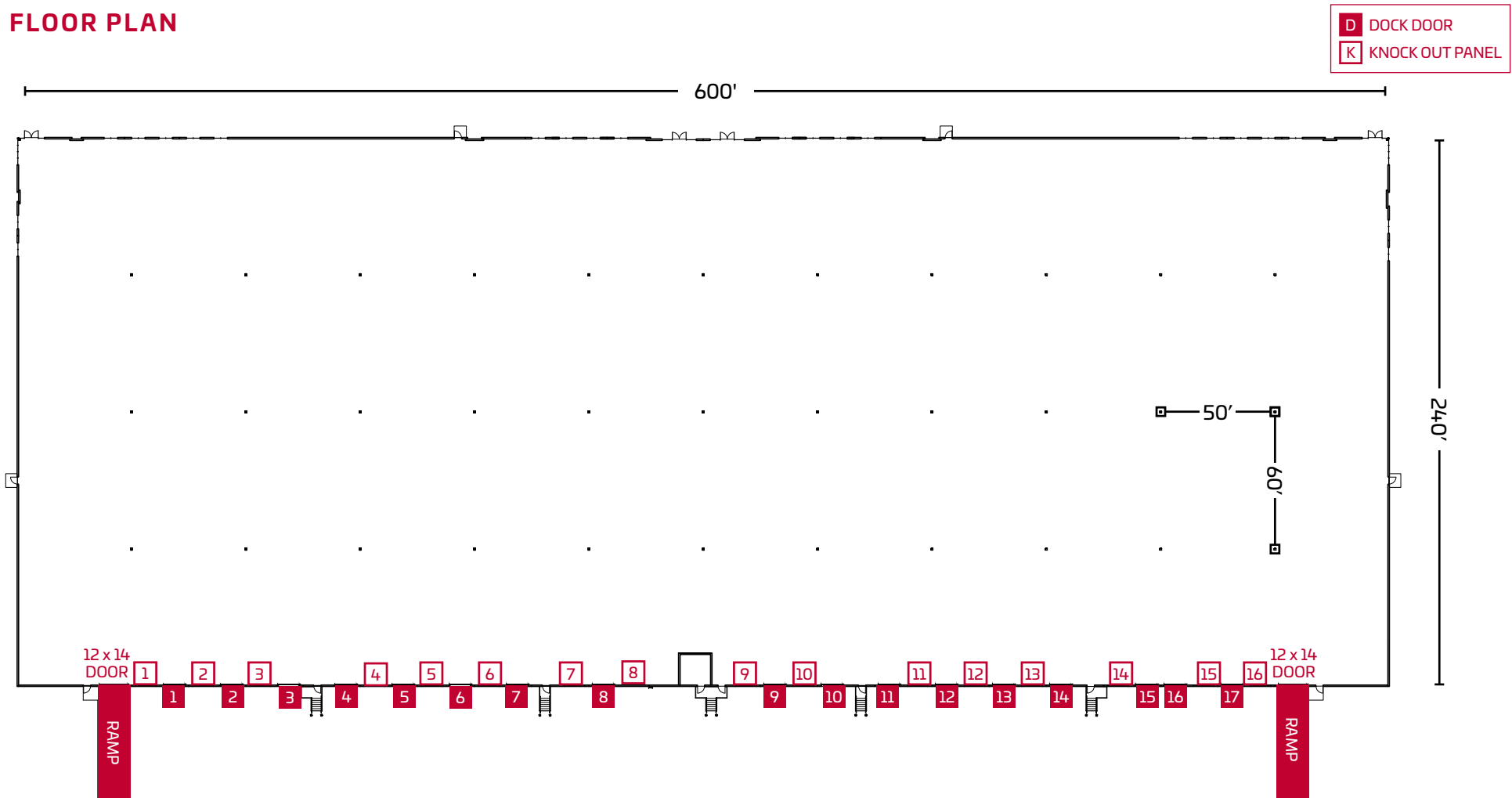


INDUSTRIAL SPACE **FOR LEASE**

BUILDING 2

±144,000 SF REAR LOAD

FLOOR PLAN



INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS

OVERVIEW

Unbeatable location and accessibility

- 3 miles north of Research Triangle Park
- 2.5 miles to Downtown Durham

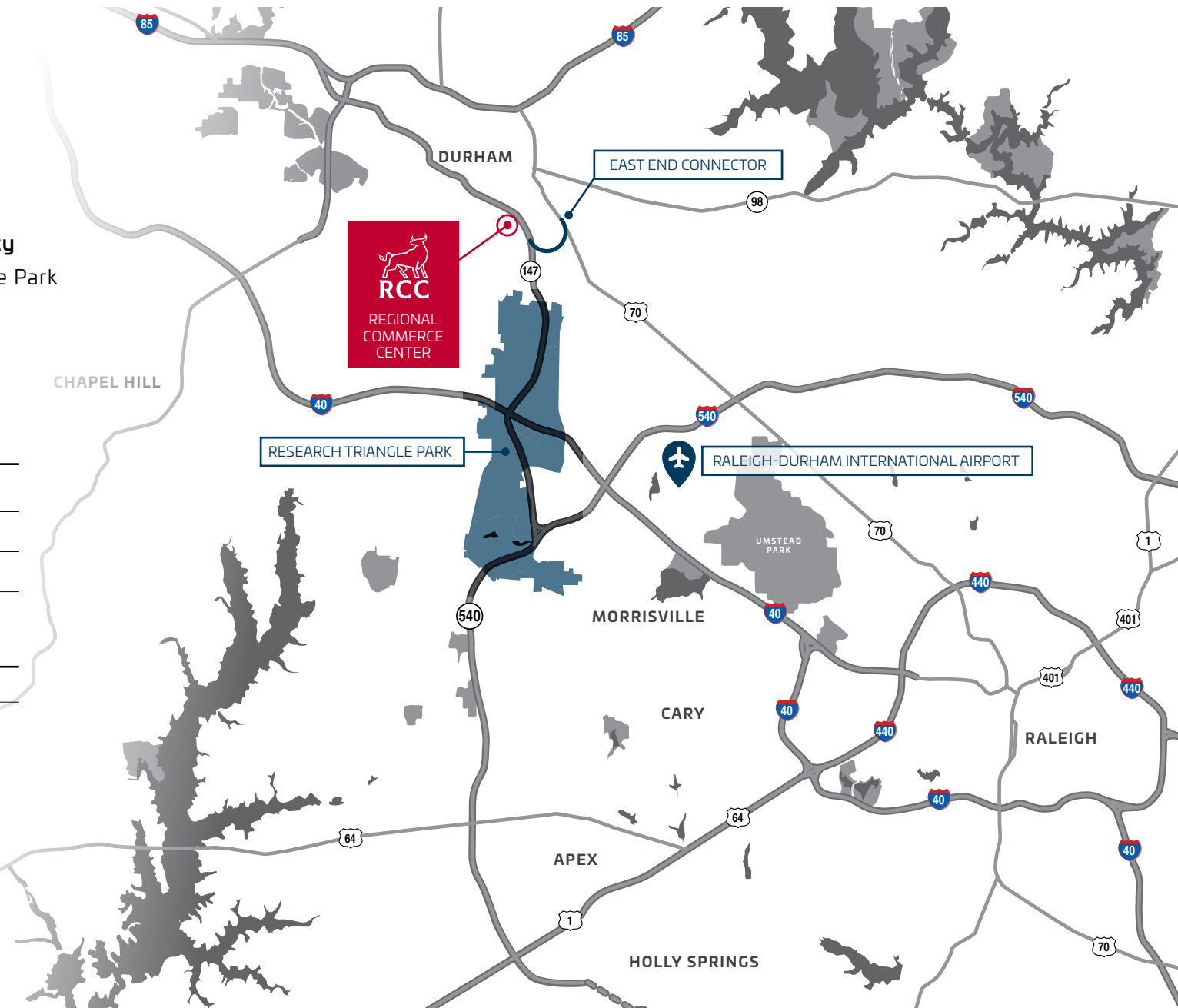
INTERSTATES

Uninterrupted distribution to every major market in the United States:

	Interstate 85	4 miles (via East End Connector)
	Interstate 40	8 miles
	Interstate 540	12 miles

AIRPORTS

Raleigh-Durham International	12 miles
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INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS



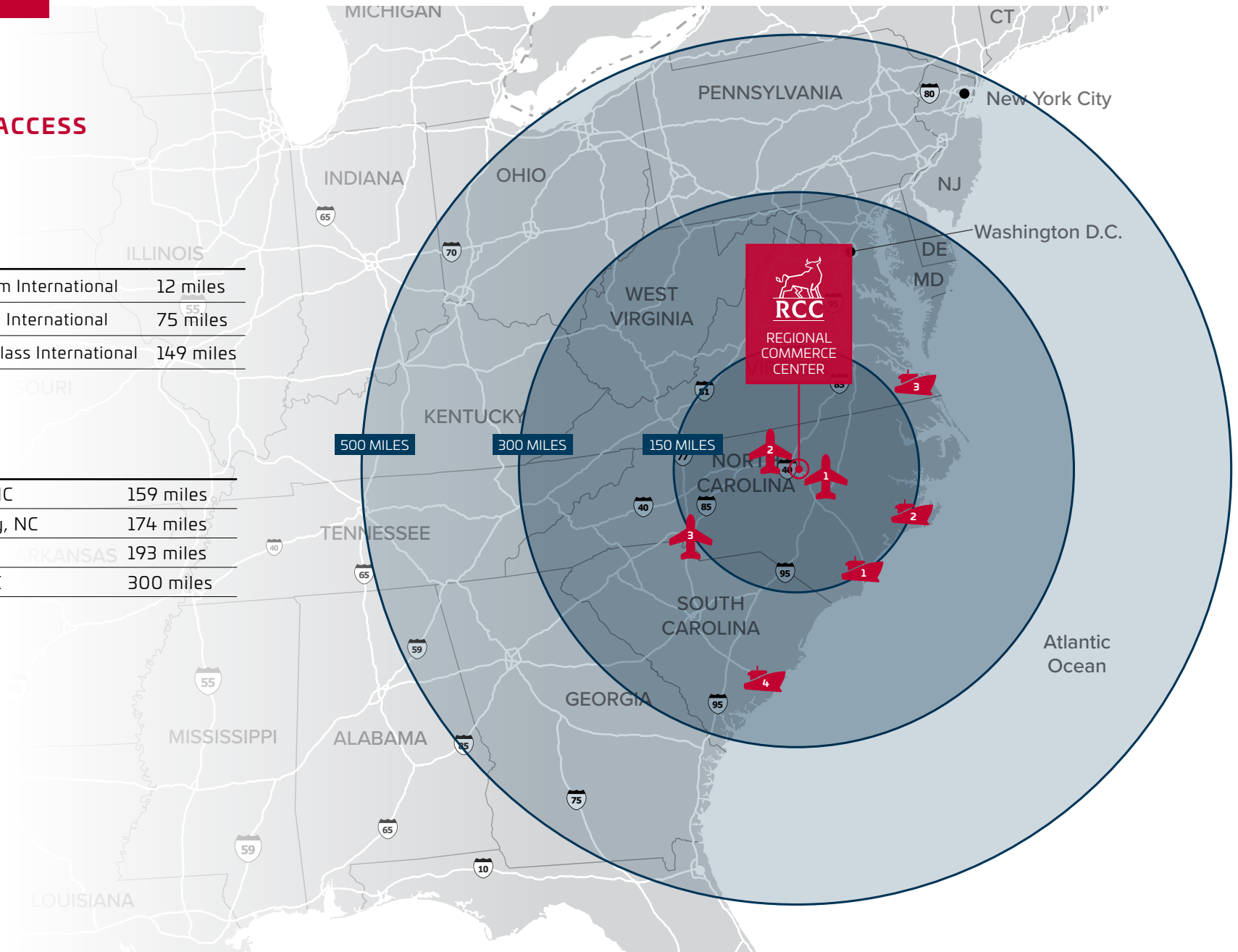
AIRPORTS

1	Raleigh-Durham International	12 miles
2	Piedmont Triad International	75 miles
3	Charlotte Douglass International	149 miles



SEAPORTS

1	Wilmington, NC	159 miles
2	Morehead City, NC	174 miles
3	Norfolk, VA	193 miles
4	Charleston, SC	300 miles





REGIONAL

COMMERCE CENTER

DEVELOPED BY:



LEASED BY:



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